



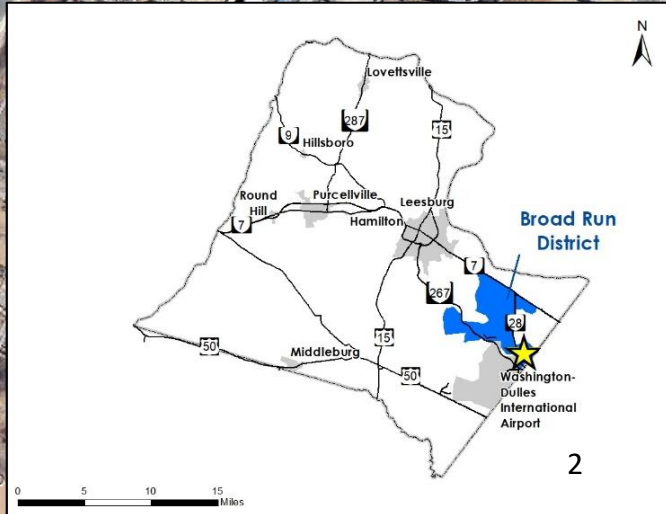
Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Shaw Road Business Park ZRTD-2021-0006

Board of Supervisors Business Meeting
April 19, 2022



March 2021 Photography provided by the Sanborn Map Company, Colorado Springs, CO

Proposal

Zoning Conversion in the Route 28 Taxing District (ZRTD) from the Planned Development – Industrial Park (PD-IP) zoning district under the 1972 Loudoun County Zoning Ordinance to PD-IP under the Revised 1993 Loudoun County Zoning Ordinance.

Updates to Proffers – Data Center Design

- If data centers are developed on the site, all facades visible from the public-right-of way will include:
 - Change in building height
 - Building step-backs or recesses
 - Fenestration
 - Change in building material, pattern, texture, or color
 - Use of accent materials

Updates to Proffers – Shared Use Path

- Shared use path for bicycles and pedestrians along Shaw Road when a site plan or site plan amendment is submitted with any development of 2.4 acres or more on the site.
- Will adhere to minimum standards in the CTP for shared use paths in the Suburban Policy Area:
 - Impervious pavement
 - 10 feet wide

Recommendations

- Planning Commission forwarded (9-0) the application to the Board with a recommendation of approval subject to the Proffers and Findings for Approval.
- Staff supports Board approval, subject to the Proffer Statement and Findings for Approval.